



City of Coppel, Texas

255 E. Parkway Boulevard
Coppel, Texas
75019-9478

Meeting Agenda

City Council

Tuesday, January 26, 2021

5:30 PM

Council Chambers

KAREN HUNT
Mayor

MARK HILL
Mayor Pro Tem

CLIFF LONG
Place 1

GARY RODEN
Place 4

BRIANNA HINOJOSA-SMITH
Place 2

JOHN JUN
Place 5

WES MAYS
Place 3

BIJU MATHEW
Place 6

MIKE LAND
City Manager

As authorized by Section 418.016(e) of the Texas Government Code, on March 16, 2020, Governor Greg Abbott suspended various provisions that require government officials and members of the public to be physically present at a specified meeting location.

The following requirements have been suspended by the governor:

1. A quorum of the city council need not be present at one physical location. Id. § 551.127(b).
2. In light of (1), above, the meeting notice need not specify where the quorum of the city council will be physically present and the intent to have a quorum present. Id. § 551.127(e).
3. In light of (1) above, the meeting held by videoconference call is not required to be open to the public at a location where council is present. Id. § 551.127(f).
4. The audio and video are not required to meet minimum standards established by Texas Department of Information Resources (DIR) rules, the video doesn't have to be sufficient that a member of the public can observe the demeanor of the participants, the members faces don't have to be clearly visible at all times, and the meeting can continue even if a connection is lost, so long as a quorum is still present. Id. § 551.127(a-3); (h); (i); (j).

Notice is hereby given that the City Council of the City of Coppell, Texas will meet in Regular Called Session at 5:30 p.m. for Executive Session, Work Session will follow immediately thereafter, and Regular Session will begin at 7:30 p.m., to be held at Town Center, 255 E. Parkway Boulevard, Coppell, Texas.

As authorized by Section 551.071(2) of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.

The City of Coppell reserves the right to reconvene, recess or realign the Work Session or called Executive Session or order of business at any time prior to adjournment.

The purpose of the meeting is to consider the following items:

1. Call to Order
2. Executive Session (Closed to the Public) 1st Floor Conference Room

Section 551.087, Texas Government Code - Economic Development Negotiations.

- A. Discussion regarding economic development prospects west of Freeport Parkway and south of Gateway Boulevard.
- B. Discussion regarding economic development prospects south of Bethel Road and west of S. Coppell Road.

3. Work Session (Open to the Public) 1st Floor Conference Room

- A. Discussion regarding agenda items.
- B. Discussion regarding the 87th Regular Legislative Agenda.
- C. Discussion regarding Mayor Pro Tem.
- D. Discussion of Finance Department Staffing.
- E. Discussion regarding the Magnolia Park Trail Project.
- F. Discussion concerning block water rate structure.
- G. Discussion regarding the cancellation of the March 9, 2021 City Council Meeting.

Attachments: [Staff Accountant Memo.pdf](#)

[Magnolia Park Trail Section Memo.pdf](#)

[Rate Structure Discussion Memo.pdf](#)

Regular Session

4. Invocation 7:30 p.m.
5. Pledge of Allegiance
6. Citizens' Appearance

7. Consent Agenda

- A.** Consider approval of the minutes: January 12, 2021.

Attachments: [CM 2021-01-12.pdf](#)

- B.** Consider approval of an Ordinance for PD-259R-SF-7&9, Blackberry Farm, a zoning change request from PD-259-SF-7&9 (Planned Development 259 -Single-Family- 7&9) to PD-259R-SF-7&9 (Planned Development 259 Revised-Single-Family-7&9), to revise the Detail Site Plan and Conditions, to permit the development of 74 single-family lots and nine (9) common area lots, on 54.8 acres of land, located on the north side of Sandy Lake Road, approximately 750 feet northeast of Starleaf Road (Extended); and authorizing the Mayor to sign.

Attachments: [City Council Memo - Ordinance.pdf](#)

[Ordinance.pdf](#)

[Exhibit A - Legal Description.pdf](#)

[Exhibit B -Detail Site Plan.pdf](#)

[Exhibit C - Landscape Plan.pdf](#)

[Exhibit D- Entry Feature and Common Area Lot 2X.pdf](#)

[Exhibit E -Bridge Exhibit.pdf](#)

[Exhibit F - Retaining and Screening Wall Exhibit.pdf](#)

- C.** Consider approval of an Ordinance for PD-250R21R-H (Planned Development-250-Revision 21-Revised-Historic) to allow the coffee shop/retail to remain on the 1st floor and to convert one of the residential units (Apt. 202) into a 2,059 square foot professional office space on the 2nd floor; on 0.24 acres of property located at 462 Houston Street; and authorizing the Mayor to sign.

Attachments: [City Council Memo - Ordinance.pdf](#)

[Ordinance.pdf](#)

[Exhibit A - Legal Description.pdf](#)

[Exhibit B - Conceptual 2nd Floor Plan.pdf](#)

[Exhibit C - Old Town Parking Plan.pdf](#)

- D.** Consider award of an annual contract for Parks Restroom Cleaning & Related Services to Pure Service Corporation not to exceed \$75,000.00, as budgeted; and authorizing the City Manager to sign all necessary documents.

Attachments: [Memo.pdf](#)

[Bid tab.pdf](#)

End of Consent Agenda

8. Consider approval of a Scope of Work agreement with Aqua-Metric dated December 9, 2020 for assistance integrating Tyler Technology's Munis Utility Billing System with the Advanced Water Meter System for an amount not to exceed \$84,125.00; and authorizing the City Manager to sign any necessary documents.
Attachments: [SOW with AquaMetric Related to PIER IV Memo for Council.pdf](#)
[AMSC SOW SA 2nd Integration.pdf](#)
9. Consider approval of an Ordinance of The City of Coppell, Texas, amending Chapter 9 of the Code of Ordinances by repealing Article 9-29, "Short Term Rentals," and replacing it with a new Article 9-29 Short Term Rentals; the provisions of this article shall expire on January 31, 2022, unless extended by Ordinance of the City Council; and authorizing the Mayor to sign.
Attachments: [Council Memo - Short-Term Rental Ordinance.pdf](#)
[Ordinance - Short-Term Rental.pdf](#)
10. Consider approval of a contract with Cartegraph Systems, LLC., in the amount of \$288,085.00, for the purchase of an Enterprise Asset Management System (EAM); and authorizing the City Manager to sign any necessary documents.
Attachments: [Cartegraph EAM Memo.pdf](#)
[Cartegraph Contract.pdf](#)
11. Consider approval of an amendment to the Online Business Systems (OBS) agreement, in an amount of \$200,000.00, for Enterprise Asset Management (EAM) Project Management Services; and authorizing the City Manager to sign any necessary documents.
Attachments: [OBS EAM Memo.pdf](#)
[Amendment C - PM Extension.pdf](#)
12. Consider approval of the First Amendment to the Interlocal Agreement between City of Coppell and Dallas Area Rapid Transit for the Silver Line Regional Rail Project; and authorizing the City Manager to sign any necessary documents.
Attachments: [DART Enhancement ILA Memo.pdf](#)
[First Amendment ILA.pdf](#)
[Master ILA Executed.pdf](#)
13. Consider approval of the cancellation of the March 9, 2021 City Council Meeting due to the date falling during Spring Break.
14. Consider appointment of Mayor Pro Tem as required by Section 3.05 of the Home Rule Charter.
15. Consider approval of a Resolution calling for the General Municipal Election for Councilmembers Place 2, 4, 6 and Mayor; and Special

Election for Place 3 for Saturday, May 1, 2021; and authorizing the Mayor to sign and execute a Joint Election Agreement with Dallas and Denton Counties.

Considerar la aprobación de una Resolución donde convoca una Elección General para miembros del consejo de los Lugares 2, 4, 6 y para Alcalde; y una Elección Especial para el puesto para el Lugar 3 para el sábado 1ero de mayo del 2021; y autorizar al alcalde para firmar y ejecutar un contrato de Elección Conjunta con los condados de Dallas y Denton.

Attachments: [Resolution Ordering General and Special Election - Mayor, PI 2, 3, 4, 6.pdf](#)
[Resolution Ordering General and Special Election - Mayor, PI 2, 3, 4, 6 - SP.pdf](#)

16. City Manager Reports - Project Updates and Future Agendas

17. Mayor and Council Reports

Report by the City Council on recent and upcoming events.

18. Council Committee Reports concerning items of community involvement with no Council action or deliberation permitted.

- A. Report on Carrollton/Farmers Branch ISD and Lewisville ISD - Mayor Pro Tem Mark Hill and Councilmember Brianna Hinojosa-Smith
- B. Report on Coppell ISD - Councilmembers Brianna Hinojosa-Smith and Biju Mathew
- C. Report on Coppell Seniors - Councilmember Gary Roden

19. Public Service Announcements concerning items of community interest with no Council action or deliberation permitted.

20. Necessary Action from Executive Session

21. Adjournment

Karen Selbo Hunt, Mayor

CERTIFICATE

I certify that the above Notice of Meeting was posted on the bulletin board at the City Hall of the City of Coppell, Texas on this 22nd day of January, 2021, at _____.

Ashley Owens, City Secretary

PUBLIC NOTICE - STATEMENT FOR ADA COMPLIANCE AND OPEN CARRY LEGISLATION

The City of Coppell acknowledges its responsibility to comply with the Americans With Disabilities Act of 1990. Thus, in order to assist individuals with disabilities who require special services (i.e. sign interpretative services, alternative audio/visual devices, and amanuenses) for participation in or access to the City of Coppell sponsored public programs, services and/or meetings, the City requests that individuals make requests for these services seventy-two (72) hours – three (3) business days ahead of the scheduled program, service, and/or meeting. To make arrangements, contact Kori Allen, ADA Coordinator, or other designated official at (972) 462-0022, or (TDD 1-800-RELAY, TX 1-800-735-2989).

Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.